

# Local Historic Landmarks

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MARCH 29, 2021

HISTORIC PRESERVATION COMMISSION



# Proposed Ordinance

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# Proposal

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Local Historic Landmarks in Salisbury would be designated under two categories:

1. A Local Historic Landmark – Property (LHL-P)
2. A Local Historic Landmark – Cultural (LHL-C)

Under the umbrella of Local Historic Landmarks per NCGS 160D-946, all properties designated would be:

- Eligible for the tax incentive
- Required to obtain a COA prior to doing any work

# Local Historic Landmark - Property (LHL-P)

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A **Local Historic Landmark – Property (LHL-P)** is a building, structure, site, district, or object, which may or may not be listed on the National Register of Historic Places, that is an outstanding example of a historic resource and is intended to be recognized for its architectural integrity. In addition to documented Special Significance, these properties maintain the highest degree of integrity and are further recognized for their rarity among properties in Salisbury.

# Local Historic Landmark – Cultural (LHL-C)

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A **Local Historic Landmark – Cultural (LHL-C)** is a building, structure, site, district, or object that is important to the culture and diversity of Salisbury which has affected the broad pattern of Salisbury's history and have come to represent a part of Salisbury's cultural heritage for at least twenty-five (25) years. This category is intended to recognize those places that are not traditionally included in National Register or Local Historic Districts but nonetheless have attributed to cultural change in Salisbury.

# Eligibility

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Local Historic Landmark – Property (LHL-P): A historic resource that is determined to have:

- *Special Significance* in **at least one** of the four criterion as defined in this ordinance; AND
- *Integrity* in **all of the seven** criterion as defined in this ordinance; AND

Local Historic Landmark – Cultural (LHL-C): A resource that is determined to have:

- *Special Significance* in **either** category (a) or (b)
- *Integrity* in **all four** of the following categories as defined in this ordinance:
  - Location
  - Setting
  - Feeling
  - Association
- Local Cultural Criteria in at least one of the four criterion as defined in this ordinance

# Special Significance

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Special Significance (as defined by the Secretary of the Interior/National Register) in at least one of the following categories:

- That are **associated with events** that have made a significant contribution to the broad patterns of our history; or
- That are **associated with the lives of significant persons** in our past; or
- That **embody the distinctive characteristics of a type, period, or method of construction**, or that **represent the work of a master**, or that **possess high artistic values**, or that **represent a significant and distinguishable entity whose components may lack individual distinction**; or
- That have **yielded or may be likely to yield, information important in history or prehistory**

# Integrity

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Integrity as defined by the Secretary of the Interior/National Register:

- **Location** – where the historic property was constructed or the place where the historic event occurred.
- **Design** – the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** – the physical environment of a historic property
- **Materials** – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- **Workmanship** – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling** – the property's expression of the aesthetic or historic sense of a particular period of time
- **Association** – the direct link between an important historic event or person and a historic property



# Local Cultural Criteria

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## Cultural

- It represents a resource that greatly contributes to the character or image of a defined neighborhood or community area through either an association with a person or event;
- Buildings or places which have come to represent a part of Salisbury's cultural heritage for at least twenty-five (25) years;
- Institutions that provide evidence of the cultural history of Salisbury (churches, universities, art centers, theaters and entertainment halls) as well as stores, businesses and other properties that provide a physical record of the experience of particular ethnic groups;
- Markets and commercial structures or blocks which are important to the cultural life of Salisbury and groups of buildings, structures and/or sites representative of, or associated with particular social, ethnic or economic groups during a particular period

# Process to Designate

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Ordinance has been updated to reflect current NCGS regarding landmark designations

1. A pre-application is prepared; reviewed by the HPC
2. If approved, a report is prepared documenting and justifying eligibility under all aspects
3. The report is submitted to SHPO for the required 30-day comment review  
**\*\*REMEMBER – SHPO does not provide a recommendation!!\*\***
4. HPC receives the report and comment from SHPO; holds a public hearing and makes a recommendation to City Council
5. City Council receives the report, comment from SHPO and recommendation from the HPC; holds a public hearing and makes a final decision.